129.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,936,100	/	1,936,100
USE VALUE:	1,936,100	/	1,936,100
ASSESSED:	1,936,100	/	1,936,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLQUHOUN HELEN
Owner 2:	
Owner 3:	
Street 1:	55 ACADEMY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIVERTZMAN PETER -
Owner 2:	GIVERTZMAN-PARLIER GITA -
Street 1:	55 ACADEMY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 16,799 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1948, having primarily Clapboard Exterior and 3473 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16799.000	1,102,100	2,400	831,600	1,936,100
Total Card	0.386	1,102,100	2,400	831,600	1,936,100
Total Parcel	0.386	1,102,100	2,400	831,600	1,936,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.55 | /Parcel: 557.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83741
GIS Ref	
GIS Ref	
Insp Date	05/11/18

!10139!

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	851,000	2400	16,799.	831,600	1,685,000	1,685,000	Year End Roll	12/18/2019
2019	101	FV	632,800	2500	16,799.	877,800	1,513,100	1,513,100	Year End Roll	1/3/2019
2018	101	FV	631,200	0	16,799.	646,800	1,278,000	1,278,000	Year End Roll	12/20/2017
2017	101	FV	631,200	0	16,799.	619,100	1,250,300	1,250,300	Year End Roll	1/3/2017
2016	101	FV	631,200	0	16,799.	572,900	1,204,100	1,204,100	Year End	1/4/2016
2015	101	FV	597,000	0	16,799.	480,500	1,077,500	1,077,500	Year End Roll	12/11/2014
2014	101	FV	597,000	0	16,799.	469,400	1,066,400	1,066,400	Year End Roll	12/16/2013
2013	101	FV	597,000	0	16,799.	447,200	1,044,200	1,044,200		12/13/2012

PRINT

Date	Time
12/11/20	00:29:11

LAST REV

Date	Time
06/04/20	14:47:40
danam	
10139	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIVERTZMAN PETE	69358-192		5/31/2017		1,700,000	No	No		
GIVERTZMAN PETE	41191-461		10/15/2003	Family	1	No	No		
WICKERSHAM JAME	33176-482		6/21/2001		980,000	No	No		
VERILL ERIC	28184-217		2/17/1998		489,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2018	1833	Heat App	40,000	C				
10/9/2018	1473	Inter Fi	801,352	O				
10/19/2011	1315	Addition	182,500					17X29 1 STORY ADDI
7/15/1998	494	Addition	45,000					ADD TO KIT/MOVE BA
5/12/1998	292	Heat App	10,500					FURNACE-FIREPLACE
4/8/1998	193	Addition	40,000					ADD BATH/STUDY-REM

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2020	Permit Visit	DGM	D Mann
5/11/2018	Meas/Inspect	HS	Hanne S
2/27/2012	External Ins	BR	B Rossignol
2/7/2012	Info Fm Prmt	BR	B Rossignol
2/12/2009	Measured	372	PATRIOT
11/4/2001	MLS	MM	Mary M
11/17/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT
5/16/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16799		Sq. Ft.	Site		0	90.	0.55	10									831,581						831,600	

Total AC/HA:	0.38565	Total SF/SM:	16799	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	831,581	Spl Credit		Total:	831,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	1948	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98070860
Const Adj.:	1.06039393
Adj $ / SQ:	135.192
Other Features:	140717
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1104325
Depreciation:	2209
Depreciated Total:	1102116

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

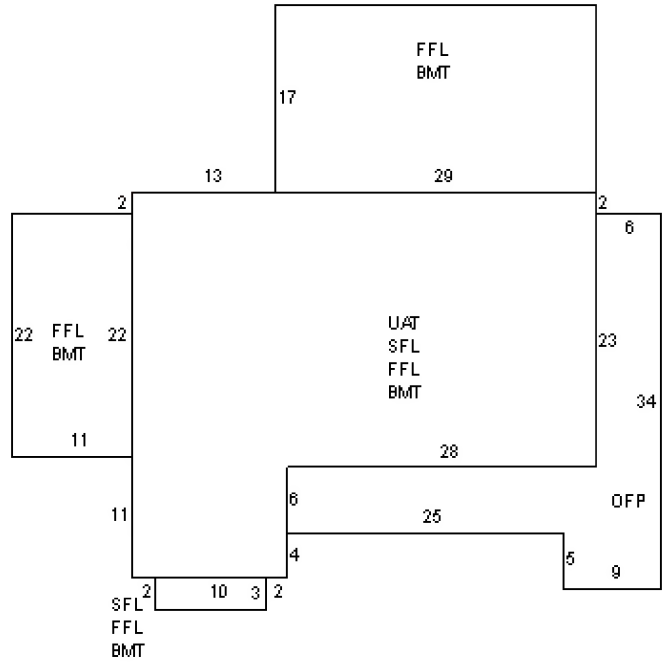
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	217.66
Special Features:	0	Val/Su Net:	189.53
Final Total:	1102100	Val/Su SzAd	347.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,955	40.560	79,290
FFL	First Floor	1,955	135.190	264,300
SFL	Second Floor	1,220	135.190	164,934
OFP	Open Porch	387	22.020	8,521
UAT	Upper Attic	298	94.630	28,154

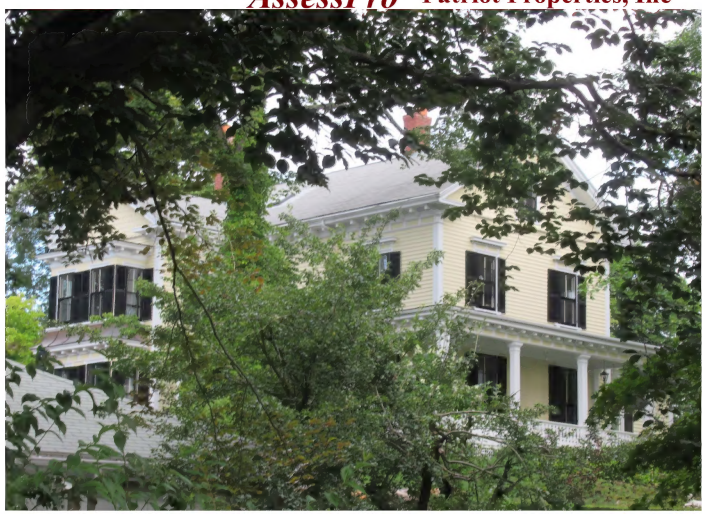
Net Sketched Area:	5,815			Total:	545,199
Size Ad	3175	Gross Are	6707	FinArea	3473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 129.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	29X34	A	AV	2010	2.63	T	7.2	101			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400